

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT
COURT CASE # EQCV025242
FREMONT COUNTY

WELLS FARGO BANK, N.A., PLAINTIFF

VS.

CASSANDRA R. HOFICH AKA CASSANDRA R. CAVINESS; SPOUSE OF CASSANDRA R. HOFICH AKA
CASSANDRA R. CAVINESS, DEFENDANTS

As a result of the judgment rendered in the above referenced court case, an execution was issued by the court to the Sheriff of this county. The execution ordered the sale of defendant(s) Real Estate to satisfy the judgment. The property to be sold is described below:

**That part of Lot 5 of the SW ¼ SW ¼ of Section 15, Township 67 North, Range 42 West of the 5th P.M., according to the plat in Partition of the Estate of Benjamin Rector, deceased, in District Court Record 8, at Page 235, and more particularly described as follows: Commencing at a point 176 feet South of the NE corner of Lot 5 aforesaid, thence running West 150 feet, thence South 88 feet, thence East 150 feet, thence North 88 feet to the place of beginning. All but a small triangular piece of the above described property having been annexed to the City of Hamburg, Iowa; said Parcel is now known as Lot 3 of Moore's Addition to the City of Hamburg, Iowa, according to the plat thereof
(PROPERTY ADDRESS: 2307 Main Street Hamburg, Iowa)**

The described property will be offered for sale at public auction for cash only as follows:

DATE OF SALE: March 7, 2018 TIME OF SALE: 10:15 a.m.
PLACE OF SALE: Fremont Co. Sheriff's Office, 2814 200th St., Sidney, Iowa

Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed 40 Acres), defendant must file a homestead plat with the Sheriff within ten (10) days after service of this notice, or the Sheriff will have it platted and charge the costs to this case.

Redemption: After the sale of real estate, defendant may redeem the property within _____.

This sale not subject to redemption.

Property exemption: Certain money or property may be exempt. Contact your attorney promptly to review specific provisions of the law and file appropriate notice, if acceptable.

Judgment	\$	48,625.16	Interest	\$	2,710.43
Attorney's Fees	\$	2,600.00	Costs	\$	545.00
Tax Disbursements	\$	440.29	Abstracting Costs	\$	225.00
PMI/MIP Insurance	\$	21.78	Pre-Accel Late Charges	\$	19.59
Together with the Original & Accrued Costs of Suit					

ATTORNEY: DAVID M. ERICKSON
515-288-2500

KEVIN AISTROPE, FREMONT COUNTY SHERIFF